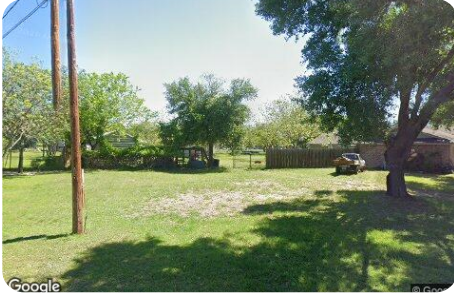


Single Family Residence **RESIDENTIAL**

1105 BRUSHY BEND DR

ROUND ROCK, TX 78681

\$604,254 TopHap Estimate · \$292 / ft² · confidence 95 · as of Jul 14, 2026



2

BATHS

2,070 ft²

LIVING AREA

1.23 ac

LOT SIZE

1974

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$604K

\$575K low

\$633K high

Est. Owner Equity

\$479,254

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$4,811 (2025)
Assessed Value	\$568,819
Previous Assessed	\$568,819
Assessor Market Value	\$568,819

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Lot (acres)	1.23
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Patio · 96 ft²

Porch · 60 ft²

CLIMATE RISK

83
FLOOD

48
WILDFIRE

99
HEAT

48
STORM

46
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 24, 2023	Financing	Transfer On Death Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brushy Creek Elementary School	Elementary	PK–5	0.8 mi
Cedar Valley Middle School	Middle	6–8	2.1 mi
Round Rock High School	High	9–12	2.9 mi

District: Round Rock Independent School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 78681

44 CRIME INDEX	86 AIR POLLUTION	72,545 POPULATION	\$127K MEDIAN IN-COME	67°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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